

Recorded: 9/27/2024 at 11:12:50.0 AM
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2024 PG: 2387

PREPARED BY and RETURN TO:

Andrew C. Sigerson
Legacy Design Strategies, L.L.C.
9859 S. 168th Avenue
Omaha, NE 68136
(402) 505-5400

TAX STATEMENT TO:

Larry and Sandra Swanson, Trustees
1011 North Franklin Street
Manchester, IA 52057

WARRANTY DEED

For the consideration of one dollar and other good and valuable consideration, LARRY A. SWANSON and SANDRA L. SWANSON, husband and wife, GRANTOR(S), hereby convey to SANDRA L. SWANSON and LARRY A. SWANSON, Trustees, or their successors in trust, under the SANDRA L. SWANSON LIVING TRUST, dated November 30, 2011, and any amendments thereto, GRANTEE(S), the following described real estate in Delaware County, Iowa.

Parcel H, Part of Orchard Lot of Henry Acers' Addition City of Manchester, Iowa, according to plat recorded in Book 8 Plats, Page 41

**EXEMPT FROM TRANSFER FEE IOWA Code 428A.1 and 428A.2 (21)
Less than \$500 or No Consideration**

GRANTOR(S) do hereby Covenant with Grantees, and successors in interest, that Grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is Free and Clear of all Liens and Encumbrances, except as may be above stated; and Grantors Covenant to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. Words and phrases herein, including acknowledgement hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

EXECUTED this 23 day of September, 2024.

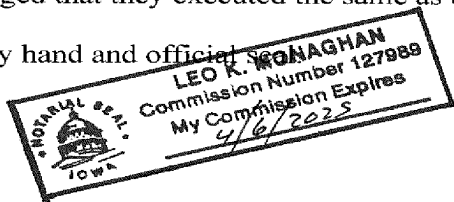
Larry A. Swanson
LARRY A. SWANSON, Grantor

Sandra L. Swanson
SANDRA L. SWANSON, Grantor

STATE OF IOWA)
) ss.
COUNTY OF DELAWARE)

On this 23 day of Sept, 2024, before me, the undersigned Notary Public in and for said State, personally appeared LARRY A. SWANSON and SANDRA L. SWANSON to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

Witness my hand and official



Leo R. Ronaghan
Notary Public